

TAX RESALE DEED

GRANTOR: Brazos County, City of College Station and College Station Independent School District
GRANTOR'S MAILING ADDRESS: 300 E. William J. Bryan Pkwy., Bryan, Texas 77803

GRANTEE: *Mark A. Doucet and Vivian Doucet*

GRANTEE'S MAILING ADDRESS: 4413 N. Texas Avenue #43, Bryan, Texas 77803

CONSIDERATION: *One hundred sixteen thousand and no hundredths dollars (\$116,000.00)*

PROPERTY: *Lot 10, Block 1, Sweet Briar Addition to the City of College Station, Brazos County, Texas being that property more particularly described in Vol. 466, Page 80 of the Deed Records, Brazos County, Texas*

TAX FORECLOSURE LAWSUIT: Cause No. 46,763-361 County of Brazos et al v. Karl L. Dahlstrom

GRANTOR, for and in consideration of the amount set out above, and subject to the reservations from and exceptions to conveyance, and other good and valuable consideration paid by the GRANTEE, the receipt and sufficiency of which are acknowledged by GRANTOR, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY to the GRANTEE all of the right, title and interest, of GRANTOR in the PROPERTY acquired by the tax foreclosure sale held under the TAX FORECLOSURE LAWSUIT referenced above.

TO HAVE AND TO HOLD all of its right, title and interest in and to the PROPERTY unto the said GRANTEE, the GRANTEE'S successors and assigns forever without warranty of any kind, so that neither the GRANTOR, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the PROPERTY, premises or appurtenances, or any part thereof.

GRANTOR excludes and excepts any warranties, express or implied, regarding the PROPERTY, including, without limitation, any warranties arising by common law or Section 5.023 of the Texas Property Tax Code or its successor.

GRANTOR has not made, and does not make any representations, warranties or covenants of any kind or character whatsoever, whether express or implied, with respect to the quality or condition of the PROPERTY, the suitability of the PROPERTY for any and all activities and uses which GRANTEE may conduct thereon, compliance by the PROPERTY with any laws, rules, ordinances or regulations of any applicable governmental authority or habitability, merchantability or fitness for a particular purpose, and specifically, GRANTOR does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder, or the U.S. Environmental Protection Agency regulations, or the disposal of any hazardous or toxic substances in or on the property.

The PROPERTY is hereby sold, transferred, and assigned to GRANTEE "as is" and "with all faults"

This conveyance is expressly made subject to property taxes for the tax year 2003 and subsequent years.

This conveyance is expressly subject to any existing right or redemption remaining to the former owner of the PROPERTY under the provisions of law.

This conveyance is expressly subject to all easements and restrictions of record.

When the context requires, singular nouns and pronouns include the plural

IN TESTIMONY WHEREOF the GRANTOR, pursuant to Section 34.05 of the Texas Property Tax Code, has caused these presents to be executed on the date set forth in the acknowledgement attached hereto, to be effective as of DATE.